estate agents auctioneers

hollis morgan

138, Invicta Millennium Promenade, Harbourside, Bristol, BS1 5SY

£350,000

Hollis Morgan - A first floor two bedroom apartment situated in an impressive purpose built development located in the heart of Bristol's iconic Harbourside. Private Balcony and allocated Parking.

- Two Double Bedrooms
- Two Private Balconies
- En Suite
- Open Plan Living
- Bright & Airy
- Allocated Parking
- Harbourside Location
- Chain Free

The Property
Located on the second floor of this impressive and highly regarded modern apartment block, the flat features two private balconies, two good sized double bedrooms, en suite and allocated parking.

The dual aspect open plan living space is a very light and airy space with access to balcony via sliding doors.
A well equipped kitchen is just off the living area and boasts a range of gloss wall and base units, laminated work surfaces, stainless steel sink & drainer with mixer tap over as well a range of BOSH integrated appliances such as induction hob with extractor over, oven, dishwasher and fridge / freezer.

There are two well proportioned double bedrooms both with access to another balcony and built in storage and fully tiled en suite to the master
In addition, there is a separate fully tiled family bathroom with mains fed shower over bath, basin, WC, heated towel rail and inlaid mirror.

Off the hallway there is a large utility / storage cupboard with plumbing for washing machine.

Location - Harbourside
Invicta is an impressive landmark development situated right on the Harbours edge and amongst the huge variety of bars, restaurants and leisure activities that can be found around one of Bristol's most attractive and popular places to be.

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

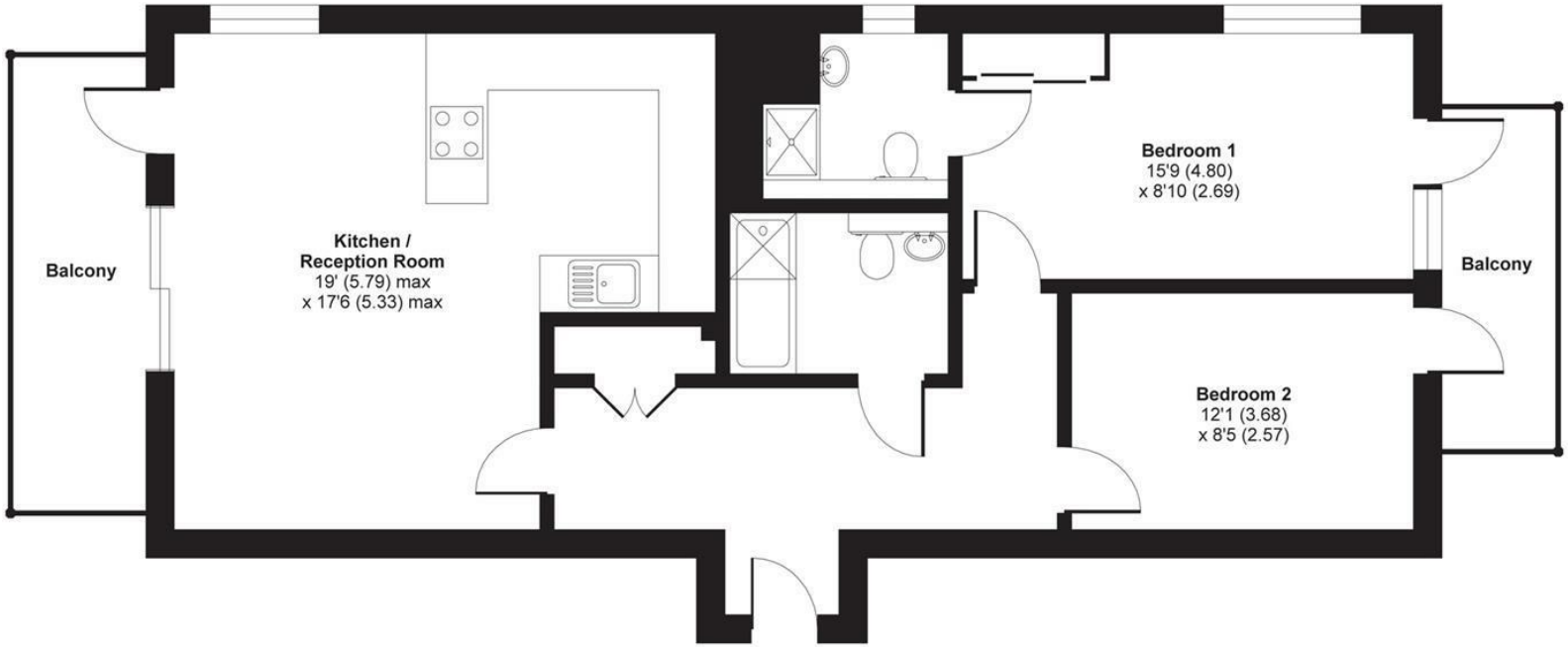
Other Information
Leasehold: Residue of 999 years
Management Fee: Circa £2,600 per anum

Council Tax Band: D

Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Invicta, Millennium Promenade, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT 71.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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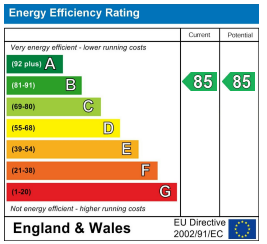

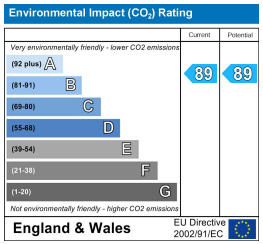

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